




ROHRS & ROWE

21 Tredova Crescent
Falmouth
Cornwall
TR11 4EQ

- Spacious coastal residence
- Located circa 600m from Gyllyngvase beach
- Generous sitting room
- Well appointed kitchen/ breakfast room
- Garden room with access to private rear garden
- Master bedroom ensuite
- 3 further first floor bedrooms
- Generous ground floor bedroom
- Spacious garage and workshop
- Attractive gardens
- Ample parking in courtyard
- EPC C
- Council Tax Band F



R. OHRS & ROWE



SPACIOUS COASTAL RESIDENCE SET WITHIN EASY REACH OF GYLLYNGVASE BEACH, OFFERING 5 BEDROOMS AND GENEROUS ACCOMMODATION WITH ATTRACTIVE PRIVATE GARDENS.



PROPERTY

Spacious coastal residence set within easy reach of Gyllyngvase beach, offering 5 bedrooms and generous accommodation with attractive private gardens.

Perfectly positioned within a sought-after residential area, just a short distance from the beautiful Gyllyngvase Beach, 21 Tredova Crescent is an attractive and spacious home offering adaptable accommodation, ideal for modern coastal living.

A bright and welcoming hallway flows into the generous sitting room, where a bay window fills the space with natural light. The formal dining room opens into a charming garden room—now very much the heart of the home—linking well to the kitchen with the garden and creating a superb space for entertaining and relaxed everyday living. The ground floor also features a versatile bedroom and adjoining shower room, making it ideal for guests or a dependent relative. Upstairs, the principal suite enjoys far-reaching views and direct access to a private balcony—a perfect spot to enjoy a morning coffee. Three further bedrooms are served by both a family bathroom and separate shower room.

Outside, the driveway leads to a generous courtyard with ample parking, while the spacious garage provides excellent storage for beach or boating gear, along with scope for a workshop or home office.

The rear garden offers a wonderfully private retreat—ideal for relaxing with a glass of wine after a day on the coast.









FALMOUTH HARBOUR AND GYLLYNGVASE BEACH



MYLOR HARBOUR



HELFDOR RIVER



GYLLYNGVASE BEACH

LOCATION

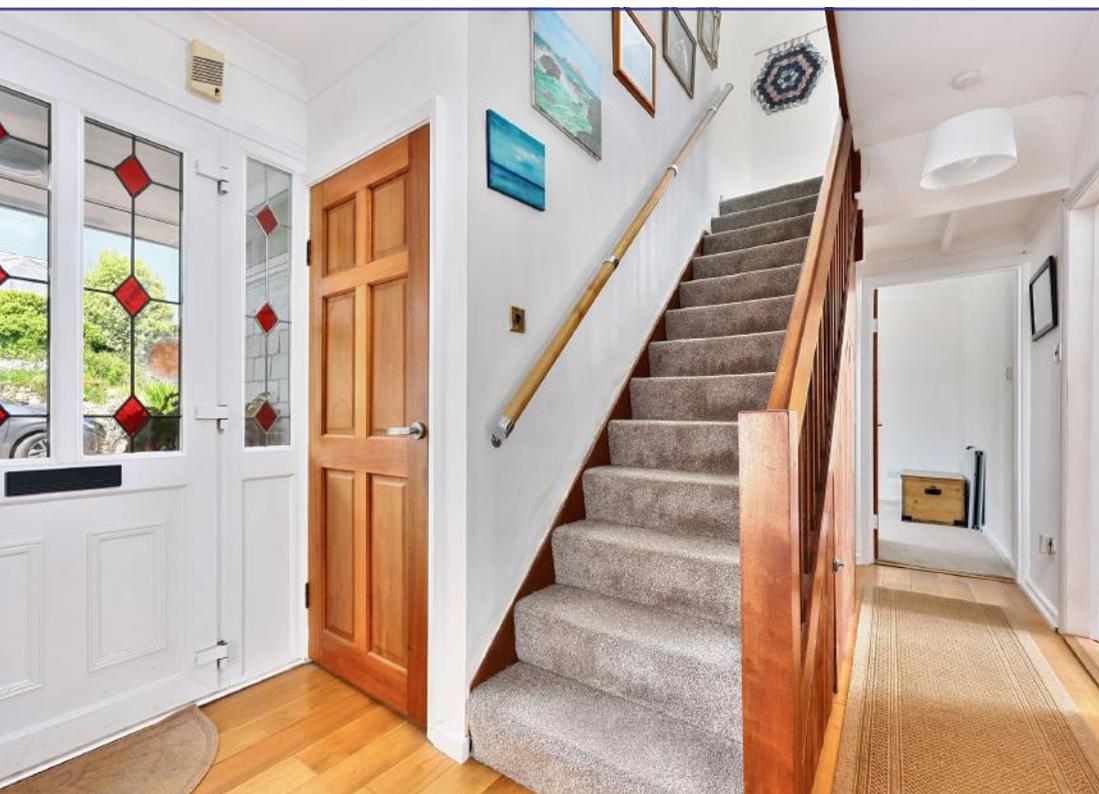
Falmouth has long been celebrated as one of the UK's most desirable coastal towns, even earning the title of Best Place to Live by The Sunday Times. Its enduring appeal lies in the perfect blend of natural beauty, vibrant lifestyle, and exceptional amenities. Just moments from the heart of town lies the ever-popular Gyllyngvase Beach—renowned for its golden sands, clear waters, and relaxed café culture. A range of other stunning beaches are also within easy reach, offering a wealth of leisure and lifestyle opportunities throughout the year.

Falmouth itself is a thriving harbour town, home to an eclectic mix of independent boutiques, well-known high street names, and a superb selection of restaurants, cafés, and bars. Its deep maritime roots are still very much alive, with multiple marinas and world-class sailing facilities attracting enthusiasts from around the globe.

DISTANCES

Gyllyngvase Beach: Approx 600 Metres • Swanpool Beach: 0.8 Mile • Falmouth Town Centre: 1 Mile • Maenporth: 2 Miles • Flushing: 4.5 miles • Mylor Yacht Harbour: 5.5 Miles • Truro: 11.5 Miles • St Mawes: 16.5 Miles • Newquay Airport: 30 Miles • St Ives: 29 Miles • Fowey: 34 Miles





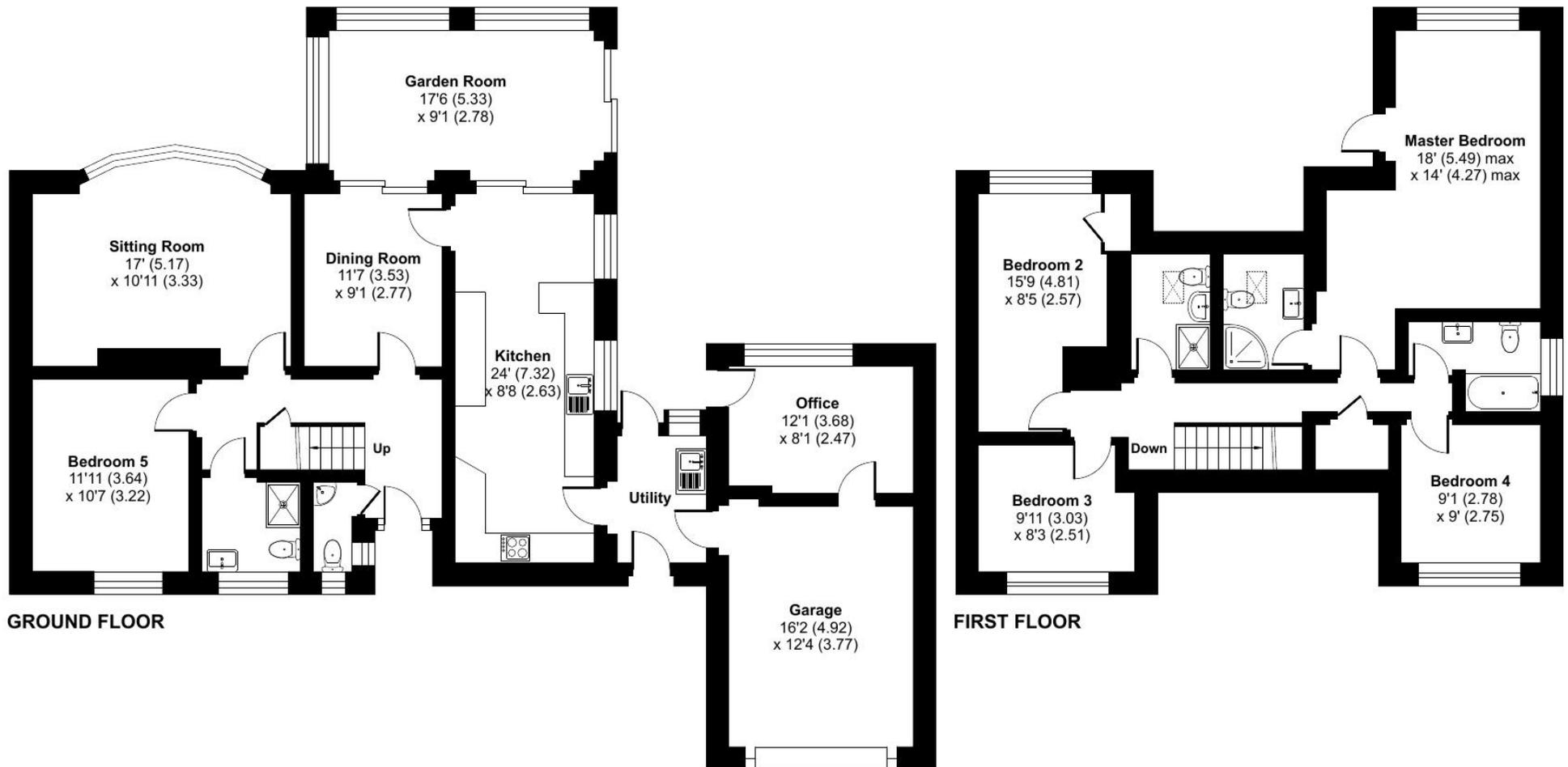
Tredova Crescent, Falmouth, TR11 4EQ

Approximate Area = 1983 sq ft / 184.2 sq m

Garage = 299 sq ft / 27.7 sq m

Total = 2282 sq ft / 211.9 sq m

For identification only - Not to scale





Services: Mains water, gas, electricity & drainage.

Directions: What3words: tins.shin.origin

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